

184.0

0006

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

760,900 /

760,900

USE VALUE:

760,900 /

760,900

ASSESSed:

760,900 /

760,900

123814

GIS Ref

GIS Ref

Insp Date

07/31/18

!14311!

PRINT

Date

Time

12/11/20

04:10:26

LAST REV

Date

Time

10/30/19

09:16:09

danam

14311

123814

Prior Id # 1:

123814

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

123814

Prior Id # 1:

123814

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PROPERTY LOCATION

No

Alt No

Direction/Street/City

12

KIPLING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SHREWSBURY DAVID &

Owner 2: CURTIS ALLISON N

Owner 3:

Street 1: 12 KIPLING ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1: GUTTMAN DANIEL -

Owner 2: CABALQUINTO SOFIYA C -

Street 1: 12 KIPLING ROAD

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,080 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1952, having primarily Vinyl Exterior and 2579 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bd rms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Census:

Flood Haz:

D

s

t

Topo

1

Level

Street

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

7080

Sq. Ft.

Site

0

70.

0.89

7

442,680

442,700

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

7080.000

318,200

442,700

760,900

Total Card

0.163

318,200

442,700

760,900

Total Parcel

0.163

318,200

442,700

760,900

Source:

Market Adj Cost

Total Value per SQ unit /Card:

295.01

/Parcel:

295.0

Legal Description

User Acct

123814

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

184.0-0006-0007.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

101

FV

318,200

0

7,080.

442,700

760,900

760,900

Year End Roll

12/18/2019

2019

101

FV

202,700

0

7,080.

442,700

645,400

645,400

Year End Roll

1/3/2019

2018

101

FV

202,700

0

7,080.

373,100

575,800

575,800

Year End Roll

12/20/2017

2017

101

FV

202,700

0

7,080.

341,500

544,200

544,200

Year End Roll

1/3/2017

2016

101

FV

202,700

0

7,080.

290,900

493,600

493,600

Year End

1/4/2016

2015

101

FV

201,600

0

7,080.

253,000

454,600

454,600

Year End Roll

12/11/2014

2014

101

FV

201,600

0

7,080.

234,000

435,600

435,600

Year End Roll

12/16/2013

2013

101

FV

201,600

0

7,080.

222,600

424,200

424,200

12/13/2012

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

GUTTMAN DANIEL,

61540-68

4/3/2013

489,000

No

No

PERETTI DEBORAH

54933-53

7/1/2010

429,000

No

No

BASTERI JAMES A

51285-216

6/9/2008

425,000

No

No

11610-72

12/3/1968

No

No

N

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

5/22/2018

692

Addition

95,000

O

5/21/2013

719

Manual

9,070

8/12/2003

664

Manual

5,200

DEMO STAIRS BUILD

ACTIVITY INFORMATION

Date

Result

By

Name

8/1/2019

Left Notice

DGM

D Mann

8/1/2019

Permit Visit

DGM

D Mann

7/31/2018

MEAS&NOTICE

BS

Barbara S

4/30/2014

External Ins

PC

PHIL C

6/7/2013

Info Fm Prmt

EMK

Ellen K

10/16/2008

Meas/Inspect

163

PATRIOT

12/28/1999

Meas/Inspect

263

PATRIOT

7/19/1993

KT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA:

0.16253

Total SF/SM:

7080

Parcel LUC:

101

One Family

Prime NB Desc:

ARLINGTON

Total:

442,680

Spl Credit

Total:

442,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

